

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Philip Bachers, Planner I

SUBJECT: SE 1-1-05, Special Permit Application, 6200 Griffin Road, temporary sales trailer

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: Temporary sales trailer for Downtown Davie Mixed-use Project

REPORT IN BRIEF: The applicant, Nob Hill Partners, is requesting a special permit application for a sales office/temporary trailer for the Downtown Davie Mixed-use Project. The Town Council approved the Downtown Davie Mixed-use Project on December 15, 2004.

Nob Hill Partners propose a 24 ft. x 44 ft. modular building at the southwest corner of the property, adjacent to Davie Road. The site plan indicates a total of 5 parking spaces, and includes one (1) handicapped parking space. The site plan indicates that the temporary use meets all required setbacks (minimum 50 ft. from the Davie Road property line, and a minimum of 30 ft. from the southern property line).

Section 12-34(p)(1)(b)(3)(f) of the Land Development Code permits trailers to be used as a temporary real estate sales office pursuant to a special permit. In accordance with the Land Development Code, the modular office temporary use permit will expire and the modular unit, along with ancillary temporary construction in support of its operation, will be removed by the time the first permanent certificate of occupancy (C.O.) is issued. The applicant estimates a duration of 18-24 months for the trailer's occupancy on the site.

The intent of the Land Development Code's requirement for special permits is for the Town to consider external impacts of uses that require special permits. Staff finds that the proposed real estate sales trailer poses minimal negative impacts on the surrounding area due to its temporary nature and location on the subject site.

PREVIOUS ACTIONS: N/A

CONCURRENCES: At the February 9, 2005 Planning & Zoning Board meeting, Mr. Stevens made a motion, seconded by Vice-Chair Turin, to approve. {Motion carried 5-0}

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Site Plan, Future Land Use Plan, Zoning, and Aerial Map